

108.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

861,900 / 861,900

APPRAISED: USE VALUE: ASSESSED:

861,900 / 861,900 / 861,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6		LAWRENCE LN, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	COLOZZO ANTHONY & ANNA
Owner 2:	
Owner 3:	

Street 1: 6 LAWRENCE LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

**EXTERIOR INFORMATION**

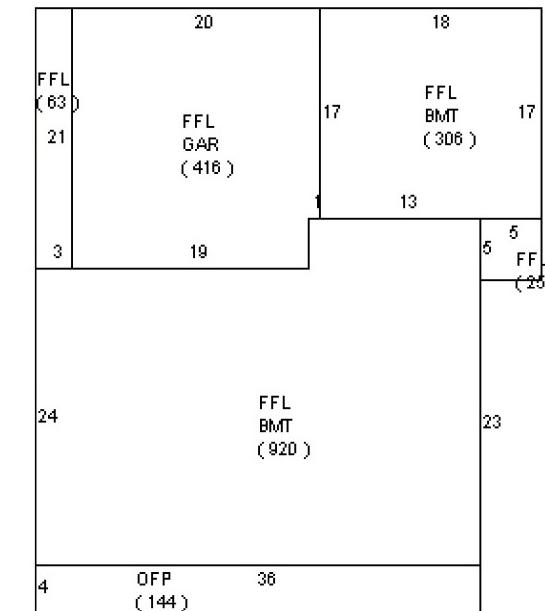
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:	1	Rating: Very Good
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

OF=SINK IN BMT.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1955
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**DEPRECIATION**

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	1.25693631
Const Adj.:	0.99643499
Adj \$ / SQ:	118.983
Other Features:	113779
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389231
Depreciation:	17905
Depreciated Total:	371327

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	118.98	
Special Features:	0	Val/Su Net:	105.60	
Final Total:	371300	Val/Su SzAd:	214.62	

**PARCEL ID**

108.0-0002-0013.0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X12	G	GD	2010	16.18	T	5.4	101			2,200			2,200
2	Frame Shed	D	Y	1	12X12	A	AV	2010	0.00	T	7.2	101						

Total:

2,200

Total Yard Items:

2,200

Total Special Features:

Total:

2,200

**IMAGE**

**AssessPro Patriot Properties, Inc**

**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,730	118.980	205,841	BMT	100	FLA	40	C	
BMT	Basement	1,226	46.400	56,891						
GAR	Garage	416	20.930	8,709						
OFF	Open Porch	144	27.860	4,012						
	Net Sketched Area:	3,516		275,453						
	Size Ad	1730	Gross Are	3516	FinArea	2220				